

WARRANTY DEED
Corporate Grantor

39-126-7

Know all Men by these Presents,

030619

That FSD ASSOCIATES, INC.

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Waterville

in the County of Kennebec

and State of Maine

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Consideration

paid by DONALD U. PEET and GEORGIA S. PEET of Waterville, County of Kennebec
and State of Maine,

whose mailing address is 105 Evergreen Drive, Waterville, Maine, 04901

TRANSFER
TAX
PAIDthe receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**unto the said DONALD U. PEET and GEORGIA S. PEET as joint tenants and not as
tenants in common, their

heirs and assigns forever,

The Unit known and designated as Unit #36 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **DONALD U. PEET and GEORGIA S. PEET** as joint tenants and not as tenants in common, their

heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantee s, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID

that it has good right to sell and convey the same to the said Grantee s to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantee s their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **FSD ASSOCIATES, INC.**

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Robert F. Nardi, its President

thereunto duly authorized, this 27th day of the month of November,

A.D. 19 87.

Signed, Sealed and Delivered

in presence of

FSD ASSOCIATES, INC.

(Corporate Name)

Samuel M. McArthur

By Robert F. Nardi

Its President

SEAL

State of Maine, County of Kennebec ss.

November 27, 1987.

Then personally appeared the above named Robert F. Nardi, President

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

SEAL

Samuel M. McArthur
Attorney at Law Notary Public

RECEIVED KENNEBEC SS.

1987 DEC -2 AM 9:00

RECORDED FROM [illegible]

Remond W. McArthur
Printed Name